

**Beaver County  
Planning & Zoning Commission  
September 20, 2016  
7:30 p.m.**

**Minutes**

Attendance: Darrel Davis- Chairman, Rowland Yardley, Mike Riley, Walter Schofield, Drew Coombs, Kolby Blackner, Jared Gillins representing the Building Department, Von Christiansen as Attorney and Kyle Blackner as Zoning Administrator.

Visitors: None

Called to Order at 7:38 p.m.

**MINUTES**

Minutes from the July 12, 2016 meeting were reviewed. Drew Coombs made a motion to approve the minutes. Walter Schofield seconded the motion. Rowland Yardley, Mike Riley, Kolby Blackner voted for, thus the motion passed unanimously.

**WORK MEETING:**

Calendars were checked to confirm availability for our October meeting, scheduled for the 18<sup>th</sup>.

The board reviewed the current distance/notification requirements and made proposed changes for all uses in an Ag District.

Dog Kennel requirements were discussed at length, including the number of dogs owned, fees, licensing, purposes of use such as pets/hunting/working/breeding, etc.

Kolby Blackner made a motion to recommend the County Commission set the number of dogs required for a kennel permit at 5, to adjust the notification as proposed and increase the permit fee to \$200. After some discussion the motion died. Von Christiansen arrived at 8:00pm.

Chairman, Darrel Davis, suggested that we table the discussion of fees & licensing until we could invite the animal control officer to join us at the next meeting. It was suggested that we remove fees and licensing from the equation and only address notification. Kolby Blackner made the motion to recommend that the County Commission change the distance/notification to: Notification of property owners within 1320ft (1/4 mile) if you own over 5 dogs. Drew Coombs seconded the motion. Rowland Yardley, Mike Riley, Walter Schofield voted for, thus the motion passed unanimously.

Crushers and screen requirements were reviewed. We listed the qualifying regulations that would need to be included. Drew Coombs made a motion to recommend the County Commission change the distance/notification to the following: Not located within ½ mile of residence, without signatures, Notification of all property owners within ½ mile, by letter, at least 7 days prior to the P/Z Meeting. Mike Riley seconded the motion. Walter Schofield and Kolby Blackner voted for, Rowland Yardley voted against, thus the motion passed with the majority 4-1.

Home Occupation requirements were then addressed. Drew Coombs made a motion to recommend the County Commission change the distance/notification requirements to Notification of residents within 500 ft., by letter, within 7 days of the P/Z Meeting. Rowland Yardley seconded the motion. Walter Schofield, Mike Riley and Kolby Blackner voted for, thus the motion passed unanimously.

All (other) Uses in an Ag District were reviewed. Kolby Blackner made a motion to recommend the County Commission change the distance/notification to: Notification of property owners with 1320ft. (1/4 mile), by letter, at least 7 days prior to the P/Z Meeting. Walter Schofield seconded the motion. Mike Riley, Drew Coombs, and Rowland Yardley voted for, thus the motion passed unanimously.

Attorney, Von Christiansen discussed the need to clarify, by ordinance, that the distance/notification requirements are only within our own jurisdiction and the adjoining incorporated municipalities. Kolby Blackner made a motion to recommend the County Commissioners accept the proposed ordinance. Rowland Yardley seconded the motion. Mike Riley, Walter Schofield, and Drew Coombs voted for, thus the motion passed unanimously. The ordinance will be completed & presented for public hearing, along with several others, at the next meeting.

Rowland Yardley made a motion to adjourn. Walter Schofield seconded the motion. Mike Riley, Drew Coombs, and Kolby Blackner voted for, thus the motion passed unanimously. The meeting concluded at 9:17 p.m.

Minutes approved on \_\_\_\_\_.

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Darrel Davis - Chairman